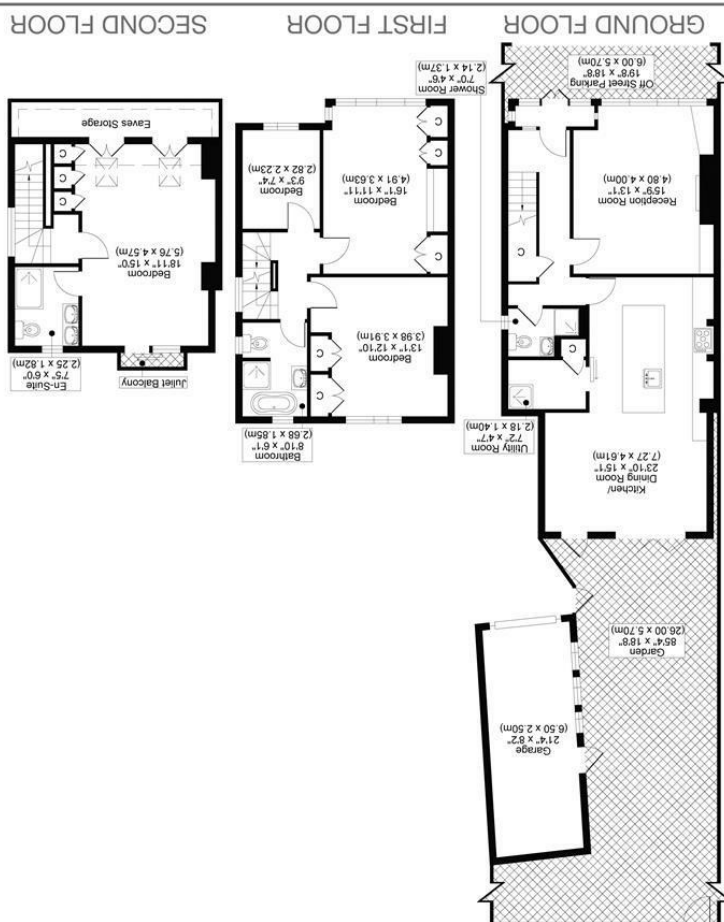




All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



ROSE HILL PARK WEST, SM1  
 TOTAL APPROX FLOOR PLAN AREA INCLUDING GARAGE & RESTRICTED HEAD HEIGHT & EAVES STORAGES 1859 SQ.FT (173 SQ.M)  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE & RESTRICTED HEAD HEIGHT & EAVES STORAGES 1578 SQ.FT (147 SQ.M)





# ROSE HILL PARK WEST, SUTTON SM1 3LB

ASKING PRICE £750,000

A TRULY STUNNING 4-BEDROOM SEMI-DETACHED FAMILY HOME IDEALLY LOCATED FOR SUTTON COMMON RAIL STATION AND A HOST OF LOCAL AMENITIES INCLUDING OUTSTANDING SCHOOLS, SHOPS, RESTAURANTS, BAKERIES, TRANSPORT FACILITIES AND MUCH MORE!

THE PROPERTY BENEFITS FROM A GORGEOUS FRONT RECEPTION ROOM WITH A FEATURE FIREPLACE, AN OPEN-PLAN KITCHEN / DINING ROOM THAT FEATURES AN ARRAY OF FITTED UNITS AND APPLIANCES PLUS A UTILITY ROOM AND BI FOLD DOORS TO A WONDERFUL, LANDSCAPED REAR GARDEN, PERFECT FOR RELAXING WITH THE FAMILY. THE GROUND FLOOR ALSO OFFERS A FANTASTIC BATHROOM.

ON THE FIRST FLOOR, YOU ARE PRESENTED WITH THREE FANTASTIC-SIZED BEDROOMS AND A LUXURY FAMILY BATHROOM.

ON THE TOP FLOOR, YOU HAVE THE MOST IMPRESSIVE MASTER SUITE, BENEFITTING FROM JULIETTE BALCONY DOORS LOOKING OVER THE BEAUTIFUL ROSE HILL PARK, AND AGAIN, A LUXURIOUS MASTER EN-SUITE WITH HIS & HERS SINKS AND MUCH MORE!

THIS HOME REALLY NEEDS TO BE SEEN TO BE APPRECIATED.

PROPERTIES OF THIS CALIBER DO NOT HANG AROUND, SO CALL TODAY TO ARRANGE A VIEWING.

- AMAZING VIEWS OVER PARKLAND
- LUXURIOUS FIT & FINISH THROUGHOUT
- SEPARATE GARAGE & DRIVEWAY FOR SEVERAL CARS
- COUNCIL TAX BAND E
- EPC RATING C

